

ESMT-2022-0187 Pine 43 Subdivision No. 3

**PEDESTRIAN PATHWAY EASEMENT**

THIS AGREEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 2022, between C & O Development Inc. hereinafter referred to as “Grantor”, and the City of Meridian, an Idaho municipal corporation, hereinafter referred to as “Grantee”;

WITNESSETH:

WHEREAS, Grantor is the owner of real property on portions of which the City of Meridian desires to establish a public pathway; and

WHEREAS, the Grantor desires to grant an easement to establish a public pathway and provide connectivity to present and future portions of the pathway; and

WHEREAS, Grantor shall construct the pathway improvements upon the easement described herein; and

NOW, THEREFORE, the parties agree as follows:

THE GRANTOR does hereby grant unto the Grantee an easement on the following property, described on Exhibit “A” and depicted on Exhibit “B” attached hereto and incorporated herein.

THE EASEMENT hereby granted is for the purpose of providing a public pedestrian pathway easement for multiple-use non-motorized recreation, with the free right of access to such facilities at any and all times.

TO HAVE AND TO HOLD, said easement unto said Grantee, its successors and assigns forever.

THE GRANTOR hereby covenants and agrees that it will not place or allow to be placed any permanent structures, trees, brush, or perennial shrubs or flowers within the area described for this easement, which would interfere with the use of said easement, for the purposes stated herein.

IT IS EXPRESSLY UNDERSTOOD AND AGREED, by and between the parties hereto, that the Grantor shall repair and maintain the pathway improvements.

THE GRANTOR hereby covenants and agrees with the Grantee that should any part of the easement hereby granted become part of, or lie within the boundaries of any public street,



GRANTEE: CITY OF MERIDIAN

\_\_\_\_\_  
Robert E. Simison, Mayor

\_\_\_\_\_  
Attest by Chris Johnson, City Clerk

STATE OF IDAHO, )

: ss.

County of Ada )

This record was acknowledged before me on \_\_\_\_\_ (date) by Robert E. Simison and Chris Johnson on behalf of the City of Meridian, in their capacities as Mayor and City Clerk, respectively.

(stamp)

\_\_\_\_\_  
Notary Signature

My Commission Expires: \_\_\_\_\_



J-U-B FAMILY OF COMPANIES

**Exhibit "A"**  
**Pine 43 Subdivision No. 3**  
**Pedestrian Pathway Easement Legal Description**

*Project No. 10-20-018*

*June 3, 2022*

A tract of land situate in the east half of the northwest quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, County of Ada, State of Idaho, and being more particularly described as follows:

Commencing at the northwest corner of said Section 8; thence from said Point of Commencement, coincident with the north line of said Section 8, the following two (2) consecutive courses and distances:

1. South 89°59'19" East, a distance of 2,652.60 feet to the north quarter corner of said Section 8, and
2. reversing course, North 89°59'19" West, a distance of 1,160.91 feet to the intersection of the northerly projection of the westerly line of Lot 6 as shown on the Plat of Pleasant Valley Subdivision recorded in Book 12 of Plats at Page 665, Ada County Records with the north line of said Section 8;

thence leaving said north line, the following four (4) consecutive courses and distances:

1. South 00°33'12" West, coincident with said projection, a distance of 25.00 feet to the northwesterly corner of said Lot 6,
2. continuing South 00°33'12" West, coincident with the westerly line of said Lot 6, a distance of 450.94 feet to a 5/8-inch rebar marking the southwest corner of "ROW B" as shown on Record of Survey No. 12729, Ada County Records,
3. continuing South 00°33'12" West, coincident with said westerly line, a distance of 674.06 feet to a 1-inch iron bolt marking the southwest corner of said Lot 6, said corner also being a point on the easterly line of the Plat of Elliot Park Subdivision recorded in Book 82 of Plats, at Pages 8914, and 8915, Ada County Records, and
4. continuing South 00°33'12" West, coincident with said easterly line, a distance of 478.16 feet to the **Point of Beginning** of this description;

thence from said **Point of Beginning**, continuing South 00°33'12" West, coincident with said easterly line, a distance of 15.39 feet; thence leaving said easterly line, the following twelve (12) consecutive courses and distances:

1. along the arc of a non-tangent curve to the left, concave northerly, having a radius of 30.00 feet, through a central angle of 46°22'15", an arc length of 24.28 feet, and a chord bearing North 76°28'38" East, a distance of 23.62 feet,

2. along the arc of a compound curve to the left, concave northwesterly, having a radius of 95.00 feet, through a central angle of 24°05'27", an arc length of 39.94 feet, and a chord bearing North 41°14'47" East, a distance of 39.65 feet,
3. along the arc of a reverse curve to the right, concave southeasterly, having a radius of 30.00 feet, through a central angle of 31°32'18", an arc length of 16.51 feet, and a chord bearing North 44°58'12" East, a distance of 16.31 feet,
4. North 60°44'21" East, a distance of 32.75 feet,
5. along the arc of a tangent curve to the right, concave southerly, having a radius of 45.00 feet, through a central angle of 49°24'11", an arc length of 38.80 feet, and a chord bearing North 85°26'26" East, a distance of 37.61 feet,
6. South 69°51'28" East, a distance of 16.75 feet,
7. along the arc of a tangent curve to the left, concave northerly, having a radius of 15.00 feet, through a central angle of 14°31'16", an arc length of 3.80 feet, and a chord bearing South 77°07'06" East, a distance of 3.79 feet,
8. South 84°22'44" East, a distance of 66.22 feet,
9. along the arc of a tangent curve to the right, concave southerly, having a radius of 395.00 feet, through a central angle of 3°34'36", an arc length of 24.66 feet, and a chord bearing South 82°35'26" East, a distance of 24.65 feet,
10. South 80°48'09" East, a distance of 38.35 feet,
11. along the arc of a tangent curve to the right, concave southwestly, having a radius of 140.00 feet, through a central angle of 26°06'05", an arc length of 63.78 feet, and a chord bearing South 67°45'06" East, a distance of 63.23 feet, and
12. South 54°42'04" East, a distance of 29.88 feet to a point on the westerly right-of-way line of N. Webb Way as described in the Warranty Deed recorded as Instrument No. 2019-037535, Official Records of Ada County;

thence coincident with said westerly right-of-way line, along the arc of a non-tangent curve to the left, concave northwesterly, having a radius of 380.00 feet, through a central angle of 2°15'32", an arc length of 15.00 feet, and a chord bearing North 35°53'32" East, a distance of 15.00 feet; thence leaving said westerly right-of-way line, the following eleven (11) consecutive courses and distances:

1. North 54°42'04" West, a distance of 30.04 feet,
2. along the arc of a tangent curve to the left, concave southwestly, having a radius of 155.00 feet, through a central angle of 26°06'05", an arc length of 70.61 feet, and a chord bearing North 67°45'06" West, a distance of 70.00 feet,
3. North 80°48'09" West a distance of 38.35 feet,
4. along the arc of tangent curve to the left, concave southerly, having a radius of 410.00 feet through a central angle of 3°34'36", an arc length of 25.59 feet, and a chord bearing North 82°35'26" West, a distance of 25.59 feet,
5. North 84°22'44" West, a distance of 66.22 feet,
6. North 69°51'28" West, a distance of 16.75 feet,
7. along the arc of a tangent curve to the left, concave southerly, having a radius of 60.00 feet, through a central angle of 49°24'11", an arc length of 51.73 feet, and a chord bearing South 85°26'26" West, a distance of 50.15 feet,
8. South 60°44'21" West, a distance of 32.75 feet,

9. along the arc of a tangent curve to the left, concave southeasterly, having a radius of 45.00 feet, through a central angle of  $31^{\circ}32'18''$ , an arc length of 24.77 feet, and a chord bearing South  $44^{\circ}58'12''$  West, a distance of 24.46 feet,
10. along the arc of a reverse curve to the right, concave northwesterly, having a radius of 80.00 feet, through a central angle of  $41^{\circ}14'47''$ , an arc length of 33.64 feet, and a chord bearing South  $41^{\circ}14'47''$  West, a distance of 33.39 feet and
11. along the arc of a compound curve to the right, concave northerly, having a radius of 15.00 feet, through a central angle of  $55^{\circ}43'17''$ , an arc length of 14.59 feet, and a chord bearing South  $81^{\circ}09'08''$  West, a distance of 14.02 feet to the **Point of Beginning**.

Containing an area of 6,003 square feet of land, more or less.

The above-described tract of land is shown on Exhibit "B" attached hereto and made a part hereof.

End of Description.

**J-U-B ENGINEERS, Inc.**

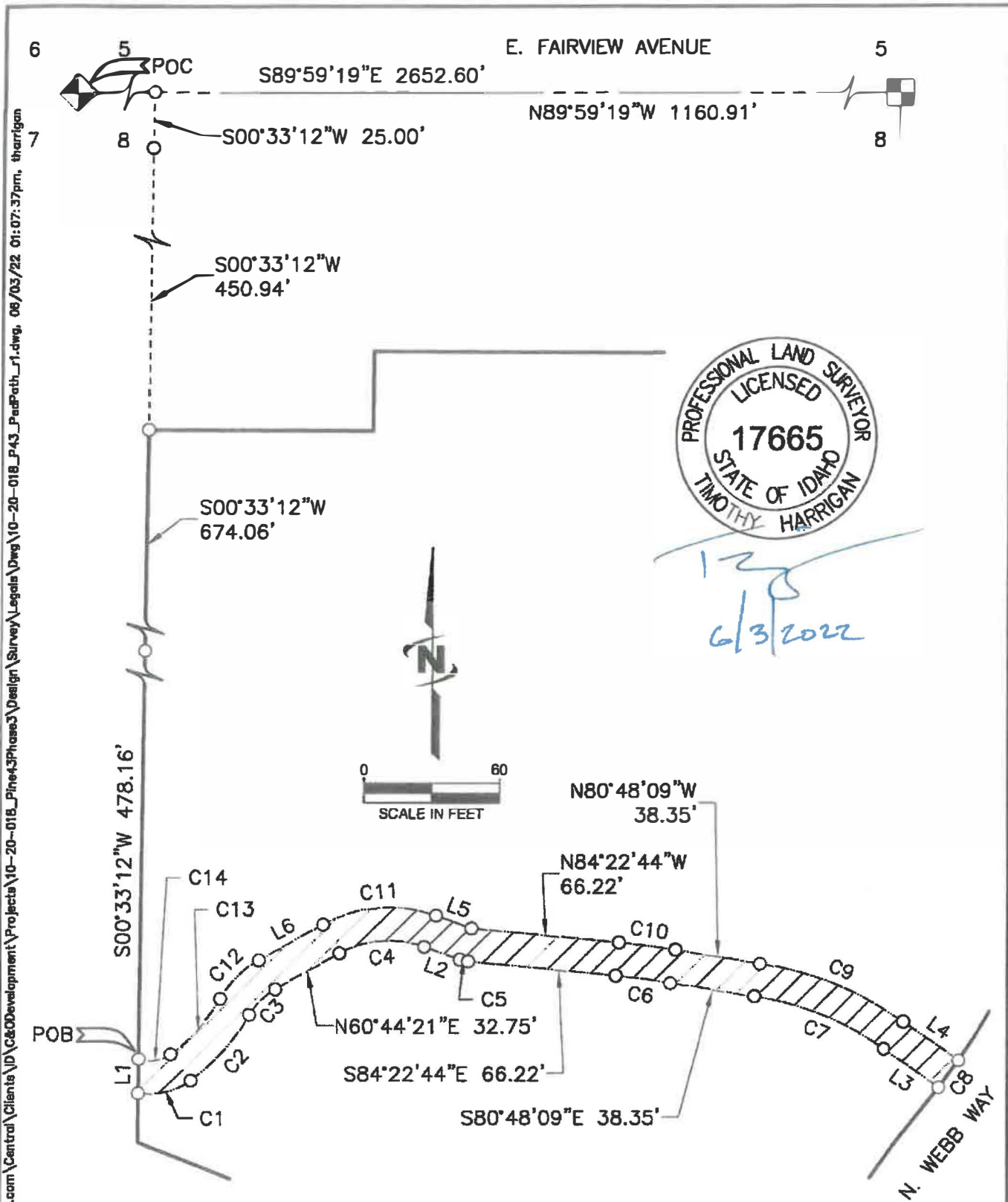
This description was prepared by me or under my supervision. If any portion of this description is modified or removed (including, but not limited to, the graphic portion shown on the attached Exhibit "B") without the written consent of Timothy Harrigan, PLS, all professional liability associated with this document is hereby declared null and void.

  
Timothy Harrigan, PLS 17665

  
Date



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**EXHIBIT "B"**

**PINE 43 SUBDIVISION NO. 3  
PEDESTRIAN PATHWAY EASEMENT**

SI QUATE IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8, T3N R1E, BOISE MERIDIAN, CITY OF MERIDIAN, COUNTY OF ADA, STATE OF IDAHO

SHEET  
1 OF 2

PRJNO: 10-20-01B  
  
 JUB ENGINEERS, INC.



**LEGEND**



— SECTION CORNER



— QUARTER CORNER



— DIMENSION POINT

POC

— POINT OF COMMENCEMENT

POB

— POINT OF BEGINNING



— SECTION LINE



— TIE LINE



— EASEMENT AREA:  
6,003± SF OF LAND

LINE TABLE		
NO.	BEARING	DIST.
L1	S00°33'12"W	15.39'
L2	S69°51'28"E	16.75'
L3	S54°42'04"E	29.88'
L4	N54°42'04"W	30.04'
L5	N69°51'28"W	16.75'
L6	S60°44'21"W	32.75'

CURVE TABLE					
NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C1	30.00'	46°22'15"	24.28'	N76°28'38"E	23.62'
C2	95.00'	24°05'27"	39.94'	N41°14'47"E	39.65'
C3	30.00'	31°32'18"	16.51'	N44°58'12"E	16.31'
C4	45.00'	49°24'11"	38.80'	N85°26'26"E	37.61'
C5	15.00'	14°31'16"	3.80'	S77°07'06"E	3.79'
C6	395.00'	3°34'36"	24.66'	S82°35'26"E	24.65'
C7	140.00'	26°06'05"	63.78'	S67°45'06"E	63.23'
C8	380.00'	2°15'43"	15.00'	N35°53'32"E	15.00'
C9	155.00'	26°06'05"	70.61'	N67°45'06"W	70.00'
C10	410.00'	3°34'36"	25.59'	N82°35'26"W	25.59'
C11	60.00'	49°24'11"	51.73'	S85°26'26"W	50.15'
C12	45.00'	31°32'18"	24.77'	S44°58'12"W	24.46'
C13	80.00'	24°05'27"	33.64'	S41°14'47"W	33.39'
C14	15.00'	55°43'17"	14.59'	S81°09'08"W	14.02'



*Timothy Harrigan*  
6/3/2022

**EXHIBIT "B"**

**PINE 43 SUBDIVISION NO. 3  
PEDESTRIAN PATHWAY EASEMENT**

SITUATE IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8, T3N  
R1E, BOISE MERIDIAN. CITY OF MERIDIAN, COUNTY OF ADA, STATE OF IDAHO

SHEET  
2 OF 2

PRJ NO: 16-20-018



JUB ENGINEERS, INC.